



OFFICE / COMMERCIAL

±12,500 SF Office Building on US-1.

1250 S Harbor City Blvd
Melbourne, FL 32901

• FOR LEASE OR FOR SALE

LEASE RATE	\$19.50/SF Gross
SALE PRICE	\$2,300,000 — Price Reduced
BUILDING SIZE	Approx. 12,500 SF
YEAR BUILT	1926 & 1965



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Melbourne, FL 32901

COMMERCIAL REAL ESTATE

Melbourne, FL 32901



SCAN

\$19.50/SF Gross	Approx. 12,500 SF	1926 & 1965
LEASE RATE	BUILDING SIZE	YEAR BUILT

The Opportunity

Approximately 12,500 SF commercial property available for lease or sale at 1250 S Harbor City Blvd in Melbourne. The lease rate is \$19.50/SF Gross and includes taxes, insurance, and exterior maintenance. Originally built in 1926 and expanded in 1965, the property received a new roof in 2020 and was renovated in 2021. The building features six (6) A/C units.

Offering Summary

SALE PRICE	\$2,300,000 — Price Reduced
PROPERTY TYPE	Office / Commercial
BUILDING USE	Office
LEASE INCLUDES	Taxes, Insurance & Exterior Maintenance
AVAILABILITY	For Lease or For Sale
ROOF	New Roof — 2020

CONTACT US FOR LEASE OR SALE INFORMATION

Property Highlights

- Approx. 12,500 SF commercial building
- Lease rate includes taxes, insurance & exterior maintenance
- New roof (2020) and renovated in 2021
- Six (6) A/C units
- Fronts S Harbor City Blvd (US-1)
- Central Melbourne, FL location
- Tenant responsible for trash removal and interior maintenance
- Boundary survey available
- Approx. \$26,000/year property taxes
- Originally built in 1926, expanded in 1965
- Near Sarno Road
- Established commercial corridor

Location



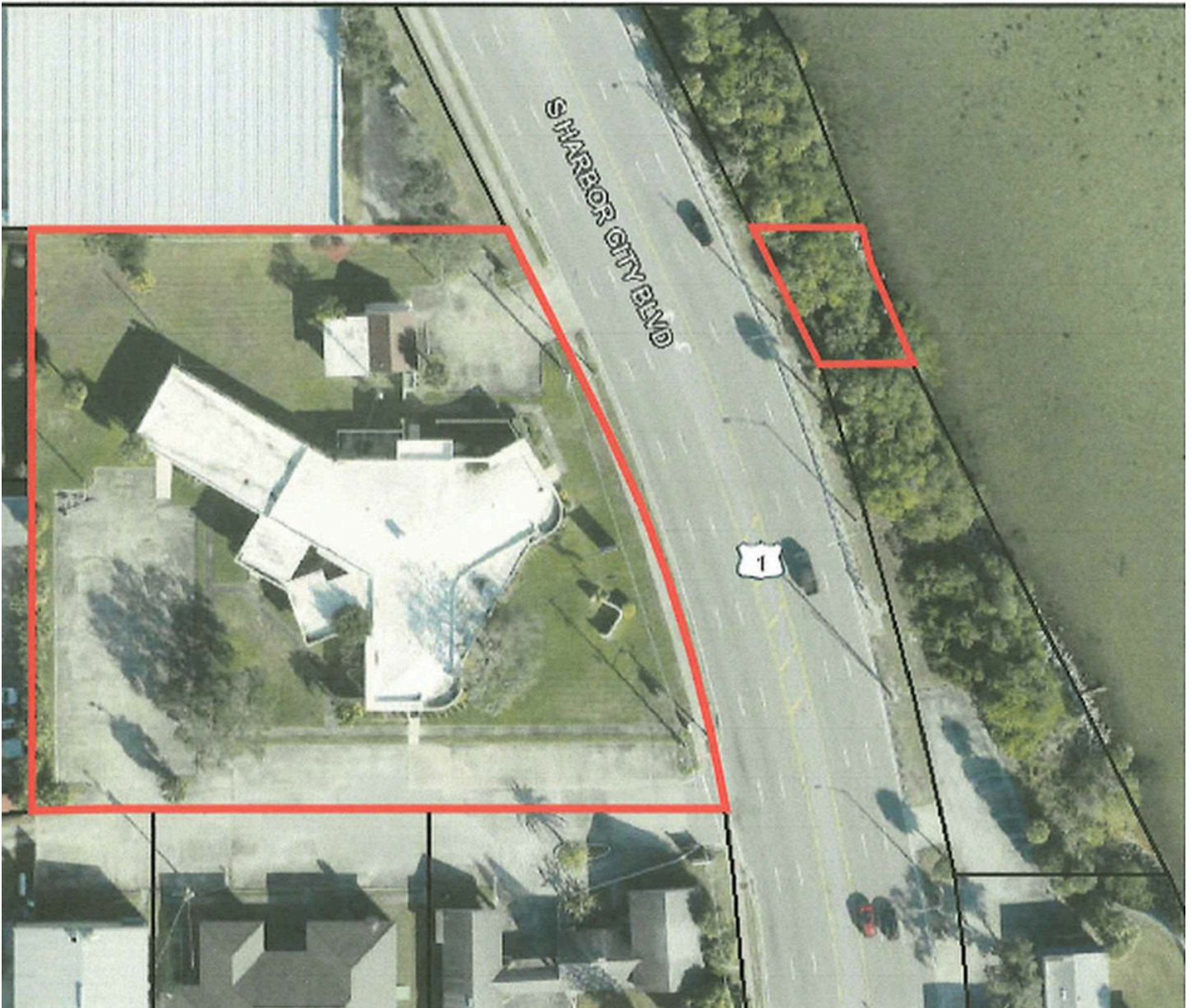
1250 S HARBOR CITY BLVD | MELBOURNE, FL 32901





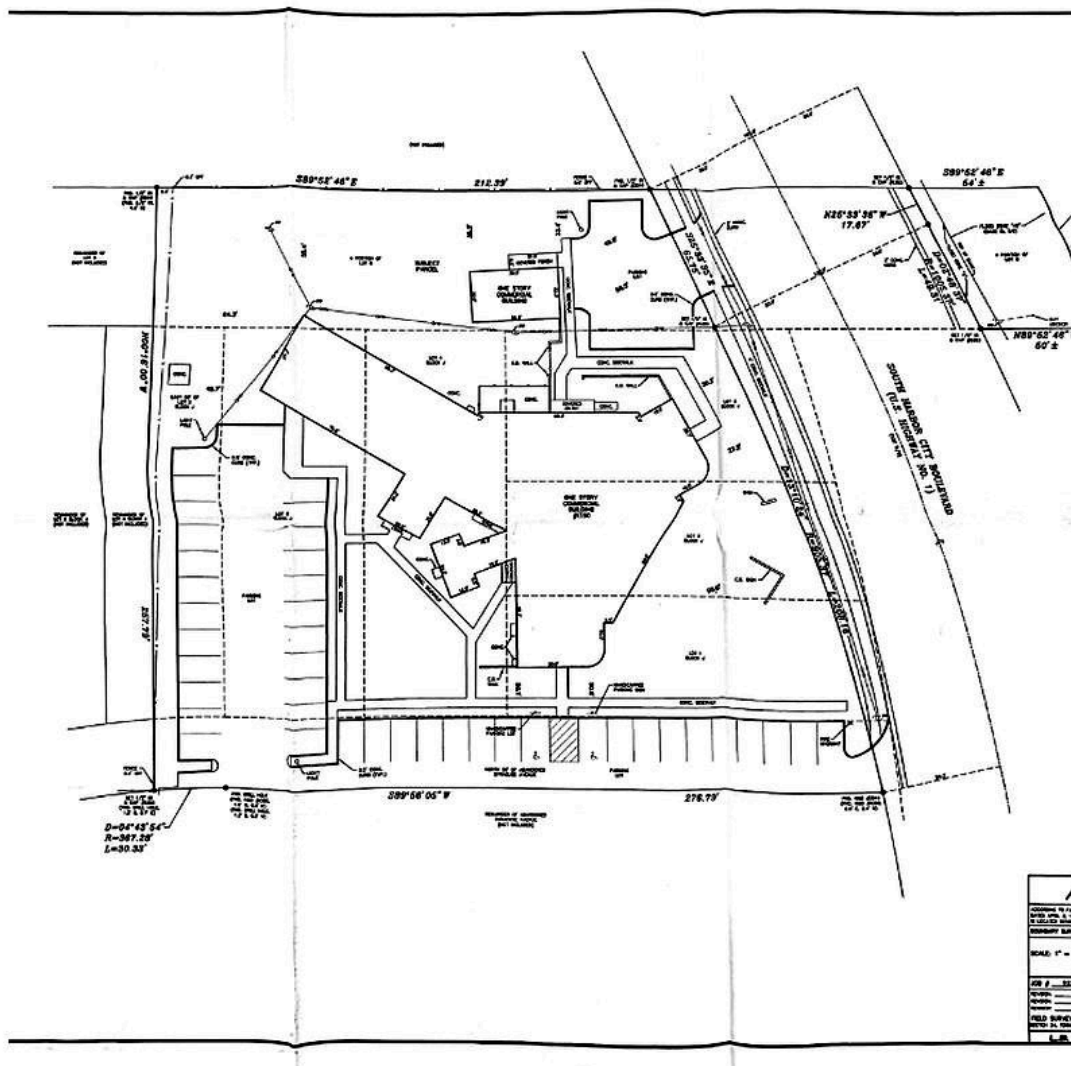
Site Plan — Aerial Overview

1250 S Harbor City Blvd, Melbourne, FL 32901



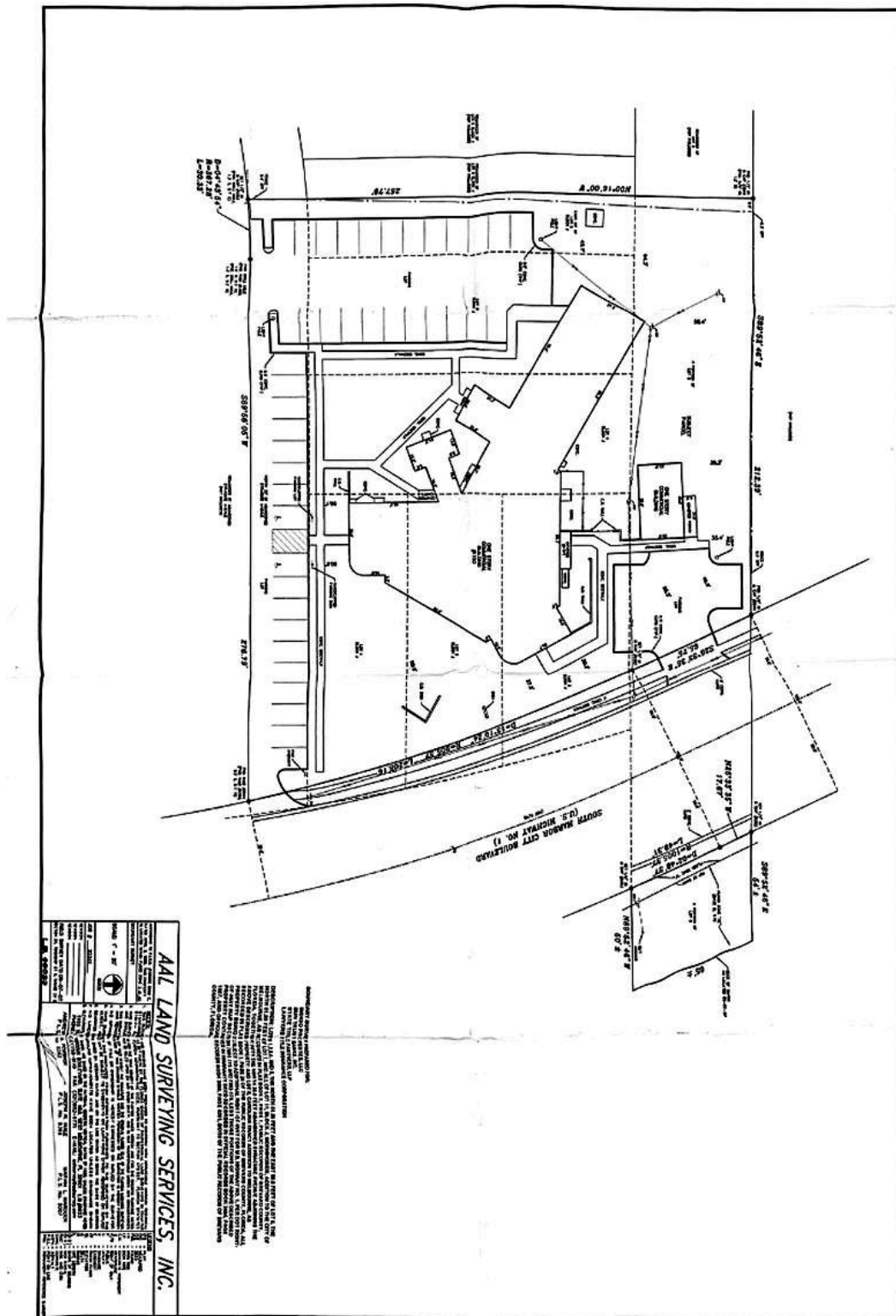
Boundary Survey — Site Plan (1 of 3)

1250 S Harbor City Blvd, Melbourne, FL 32901



Boundary Survey — Site Plan (3 of 3)

1250 S Harbor City Blvd, Melbourne, FL 32901



Boundary Survey — Legal Description

1250 S Harbor City Blvd, Melbourne, FL 32901

DESCRIPTION: LOTS 1,2,3,4, AND 5, THE NORTH 51.50 FEET AND THE EAST 30.0 FEET OF LOT 6, THE NORTH 51.50 FEET OF LOT 7, AND ALL OF LOT 11, BLOCK J, MORNINGSIDE, ADDITION TO THE CITY OF MELBOURNE, AS RECORDED IN PLAT BOOK 7, PAGE 1, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA, TOGETHER WITH THE NORTH 30.0 FEET ABANDONED SYRACUSE AVENUE ADJOINING THE ABOVE DESCRIBED PROPERTY: AND LOT 8, CAROLINA TRACT ADDITION TO MELBOURNE, AS RECORDED IN PLAT BOOK 3, PAGE 26 OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA, ALL PROPERTY BEING SUBJECT TO ADDITIONAL RIGHT-OF-WAY FOR U.S. HIGHWAY NO. 1, PER DOT RIGHT-OF-WAY MAP SECTION 7001-175 AND 7002-176. LESS THOSE PORTIONS OF THE ABOVE DESCRIBED PROPERTY CONTAINED IN WARRANTY DEED RECORDED IN OFFICIAL RECORDS BOOK 3464, PAGE 1687, AND OFFICIAL RECORDS BOOK 3586, PAGE 4391, BOTH OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA



CONTACT

Connect With Our Commercial Team.

For lease or purchase details, tours and pricing on 1250 S Harbor City Blvd, reach out directly. Strategic commercial real estate guidance across Florida's Space Coast.



Terry Winton

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1250 S HARBOR CITY BLVD · MELBOURNE, FL 32901

LEASE RATE	\$19.50/SF Gross	SALE PRICE	\$2,300,000 — Price Reduced
AVAILABILITY	For Lease or For Sale		



JM Real Estate, Inc.

6022 Farcenda Place, Melbourne, FL 32940

321.242.2882 · JMRealEstate.com



SCAN FOR FULL PROPERTY DETAILS

LEASING · SALES · MANAGEMENT · INVESTMENTS

LOCAL EXPERTISE. COMMERCIAL REAL ESTATE, ELEVATED.

Information contained herein has been obtained from sources deemed reliable but is not guaranteed. Licensed Real Estate Broker.